



City of Carmel

CARMEL PLAN COMMISSION SPECIAL STUDIES COMMITTEE

THURSDAY, APRIL 1, 2010

COUNCIL CHAMBERS

2nd FLR

CARMEL CITY HALL

One Civic Square

Carmel, Indiana 46032

6:00 PM

Members Present: Kevin "Woody" Rider, Rick Ripma, Susan Westermeier

Members Absent: Steve Stromquist, Madeleine Torres

DOCS Staff Present: Director Michael Hollibaugh, Christine Barton-Holmes, and Rachel Boone; also Legal Counsel John Molitor.

Also Present: Ramona Hancock, Plan Commission Secretary

The Special Studies Committee considered the following items:

1. Docket No. 10020011 ADLS Amend: Pyramid Corner North – Signage

The applicant seeks approval to add the color red to the sign package for a new tenant: Stop & Shred. The site is located at 4006 W. 96th St. and is zoned B-2/Business within the Michigan Rd./US 421 Overlay Zone. Filed by Steven Jaeger of Stop & Shred.

Present for Petitioner: Jim Leahy, Premier Sign Group, Rucker Road, Indianapolis; Steve Jaeger, owner Stop and Shred, located at 4006 West 96th Street.

Overview:

- New tenant, Stop & Shred
- Now six locations for this relatively new business
- Current business colors are black/white and red
- Would like to maintain company "branding"
- Requests red be allowed on signage

Department Report, Rachel Boone:

- Sign package for this multi-tenant center currently has black/white and green externally illuminated letters
- Internal illumination OK
- 25% logo rule would apply; needs formal approval
- Dept is OK with red color

Committee Questions/Comments:

- Need to give people identity for their business
- John Molitor: Ordinance does not specifically limit colors

Motion: Sue Westermeier “To approve Pyramid Corner North Signage, Docket No. 10020011 ADLS Amend, internally lit sign, including red color, with a logo that is limited to 25% of the total sign area.” The motion was seconded by Woody Rider, Approved 3-0.

- 2. Docket No. 10020012 ADLS Amend: Silver Convenience Center - Fueling Center (Shell)**
The applicant seeks approval for exterior building modifications, a gas canopy with pumps, and landscape & signage changes. The site is located at 808 W. Main St. and is zoned OM/MU – Old Meridian District, Mixed Use Subarea. Filed by Jim Koch of Convenience Centers, LLC.

Present for Petitioner: Brian Crofts, P.E., Civil Site Group; Don Tharp, Convenience Centers, LLC

- Previously a Marathon Station at this location
- Leak discovered in tanks – now mitigated
- Shell would like to come to this site
- Site has been approved for variance for use as fueling station
- Gas canopy columns will be masonry
- Canopy will have yellow and red horizontal stripe
- No canopy signage or logos proposed
- One “Food Mart” wall sign proposed
- One 6-foot tall ground sign proposed with brick surround and cornice on top
- No variance required for signage

Department Report, Christine Barton-Holmes:

- Petitioner has verified colors
- Roundabout issue discussed—will be built on US 31 time-table
- Signage would have to be moved in conjunction with right-of-way for roundabout
- Dead/dying trees to be replaced as part of landscape package

Department Report—Signage—Rachel Boone:

- Once roundabout is installed, ground sign will be in right-of-way
- Signage has bricks on sides, cornice on top
- Landscape will be in place, aesthetically pleasing
- Ordinance allows two signs—one wall, one ground
- Signage on pumps is under three square feet and allowed
- Signage not allowed on canopies
- Canopy colors: red, yellow, and all the way around

Committee Questions/Comments:

- Problem with asking petitioner to pay to move signage after roundabout installed
- Colors should go all the way around canopy
- Term?

Don Tharpe, owner, Convenience Center:

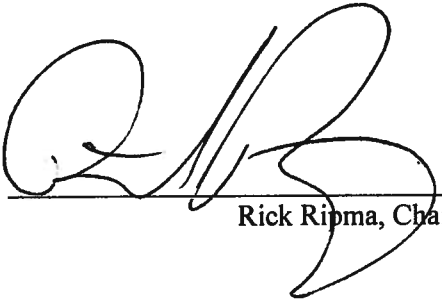
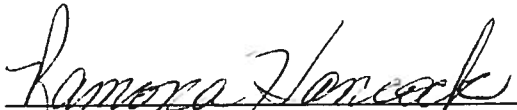
- Shell has a long term lease
- New technology provides for leaks being contained—would leak inside itself, not into the environment

Comments, Brian Croft:

- Regarding Signage—would submit petition to Board of Public Works requesting to move sign if in right-of-way
- Currently, would like to construct sign as proposed

Motion: Woody Rider, "To approve Docket No. 10020012 ADLS Amend, Silver Convenience Center – Fueling Center (Shell) with colors all the way around." The motion was seconded by Sue Westermeier, Approved 3-0

Adjournment: 6:20 PM


Rick Ripma, Chairperson
Ramona Hancock, Secretary